

Tweed LEP 2014 - Schedule 1 Amendment for River Retreat Caravan Park, Tweed Heads South

Proposal Title :	Tweed LEP 2014 - Schedule 1 Amendment for River Retreat Caravan Park, Tweed Heads South		
Proposal Summary :	The proposal seeks to amend the Tweed LEP 2014 to allow 'camping ground' as an additional permitted use, with development consent, on the subject site, being part of Lot 1 DP100121		
PP Number :	PP_2015_TWEED_007_00	Dop File No :	15/16468

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 2.2 Coastal Protection
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.3 Flood Prone Land
- 5.1 Implementation of Regional Strategies
- 6.1 Approval and Referral Requirements
- 6.3 Site Specific Provisions

Additional Information : It is recommended that the General Manager, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that the proposal to allow 'camping ground' as an additional permitted use with development consent for part of Lot 1 DP100121 under the Tweed Local Environmental Plan 2014 should proceed as a minor planning proposal subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the Planning Proposal must be made publicly available for 14 days;
- (b) A3 maps of each of the proposed LEP Map Amendments should be produced and made publicly available with the Planning Proposal during exhibition; and
- (c) the relevant planning authority must comply with the notice requirements for public exhibition of Planning Proposals and the specifications for material that must be made publicly available along with Planning Proposals as identified in section 5.5.2 of 'A guide to preparing local environmental plans (Planning and Infrastructure, 2013)'.

2. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example in response to a submission).

3. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

4. Section 117 Directions - It is recommended that:

- (a) The Secretary's delegate can agree that the Planning Proposal's inconsistency with S117 Direction 4.3 Flood Prone Land is of minor significance and is therefore justified in accordance with the terms of the direction.

Supporting Reasons : The reasons for the above recommendations for the Planning Proposal are as follows:

1. Allowing for 'camping ground' as an additional permitted use with development consent is a logical amendment to the Tweed LEP that reflects the current use of the site and is compatible with the adjoining caravan park area.
2. The proposal is consistent with the strategic planning framework.

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Panel Recommendation

Recommendation Date : 18-Nov-2015

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This planning proposal is considered to be minor, and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 18-Nov-2015

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 14 Days

LEP Timeframe : 9 months

Gateway Determination : The Planning Proposal should proceed subject to the following conditions:

1. Community consultation is required under section 56(2)(c) of the Environmental Planning and Assessment Act (the Act) as follows:

(a) the planning proposal is classified as low impact as described in "A Guide to Preparing LEP's" (Department of Planning and Infrastructure 2013) and must be made publicly available for a minimum of 14 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of "A Guide to Preparing LEP's" (Department of Planning and Infrastructure 2013).

2. No consultation is required with public authorities under section 56(2)(d) of the Act.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

(4) The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

18 NOVEMBER 2015